

PLANNING BOARD MEETING

TIPP CITY, MIAMI COUNTY, OHIO

June 10, 2008

Meeting

Chairman Mike McFarland called this meeting of the Tipp City Planning Board to order at 7:30 p.m.

Roll Call

Roll call showed the following Board members present: Mike McFarland, John Berbach, and Mark Springer.

Others in attendance: City Planner/Zoning Administrator Matt Spring, and Board Secretary Marilyn Fennell. Those signing the guest register included Russ Thayer, Phil Crawford, Michael Huffman, Joe Bagi, and David Winemiller.

Motion to excuse
Board Member

Mr. McFarland **moved to excuse Mr. Blake's** absence. Mr. Berbach seconded the motion. Motion passed 3-0.

Agenda Amendment

Mr. McFarland **moved to amend the Agenda, under Miscellaneous, moved Items B & C to C & D, new item B to be City Council Attendance assignments.** Mr. Springer seconded the motion. Motion passed 3-0.

Approval of Minutes
May 13, 2008 Meeting

Due to a lack of quorum from the last meeting Mr. McFarland **moved to approve the minutes of the May 13, 2008 meeting at the July 8, 2008 meeting.** Mr. Berbach seconded the motion. Motion carried 3-0.

**Items not on the
Agenda**

There were no comments on items not on the agenda.

NEW BUSINESS

Deadline Dates

Chairman McFarland announced that the next regularly scheduled Planning Board meeting would be held Tuesday, July 8, 2008. Preliminary Plans, Final Plats and Site Plans must be submitted by 5:00 p.m. on June 16, 2008 and temporary sign requests for display over 30 days must be submitted by 5:00 p.m. on July 2, 2008.

New Carlisle Federal
Savings Bank, 5129 S.
CR 25A, IL 3238, GB
zoning-Temporary Sign
request (over 60 days)

Mr. Spring said the applicant is requesting approval to place a 3' tall x 8' wide sign from June 1, 2008 thru September 30, 2008, 122 days to advertise their 125th anniversary. The sign would be placed on the western façade of the building facing County Road 25A. When such requests are for more than 60 days in a calendar year or more than 30 consecutive days, Planning Board must approve such requests. Staff did recommend approval of the request with the sign to be removed by September 30, 2008.

Mr. Springer asked if this is the longest period of time ever requested. Mr. Spring said there were a few cases that were up to 90 days.

Mr. Berbach **moved to approve the temporary sign request for New Carlisle Federal Savings Bank, 5129 S CR 25A for a period of 122 days, with the sign to be removed by September 30, 2008.** Mr. Springer seconded the motion. Motion passed 3-0.

Bruns Industrial Park,
Tipp-Cowlesville Rd &
Berry-Logan Drive, Pt IL
2781, I-1 zoning- Pre-App
Sketch & Set Public
Hearing

Paul Dehus, Bendit
Properties Ltd., 130 W.
Walnut St., IL 147 & Pt
vacated street- Site
Plan Review

Mike Huffman, 121 W.
Main & 118 W. Walnut
St., IL 34822, CC/RA &
R-2 zoning- Minor
Subdivision, Lot Split

Mr. McFarland said a request to have this matter to remain tabled was received from the applicant. Mr. Spring said that was correct. He said some progress has occurred and the matter is still conceptual; there are not buildings or tenants at this point. There are still some issues with the Thoroughfare Plan, storm water, sanitary sewer issues, etc.

Mr. Dehus has withdrawn his request for fence installation for this site.

Mr. Spring said the applicant requests approval for a Minor Subdivision at these two addresses. In 1998 the original two lots were replatted into a single lot and the underlying zoning remained the same. Each original inlot contained a single-family home and associated accessory structures. When the two were replatted into one lot they lost their non-conforming status. The proposed new lots will be identical to the original lots, thus three variances were sought involving lot size and setbacks. On May 21, 2008 the Board of Zoning Appeals granted the three variances needed:

1. A variance of 920.56 square feet to Code §154.044(C)(1)(a) for 118 W. Walnut Street to permit a lot split/replat, where the area of the lot would contain 7579.44 square feet rather than the minimum required 8,500 square feet.
2. A variance of 3.77' to Code §154.051(C)(2) to the required 4' eastern side yard setback of 121 W. Main Street (0.23').
3. A variance of 2.3' to Code §154.059(D)(3) to the required 10' setback of 118 W. Walnut Street for accessory structures with access from an alley (7.7').

The proposed lots are as follows:

<u>Address</u>	<u>Lot Area</u>	<u>Lot Length</u>	<u>Lot Width</u>
118 W. Walnut Street	0.174 Acres	± 102'	± 74'
121 W. Main Street	0.225 Acres	± 132'	± 74'

There are no additional utility easements requested by Utility Director Eichman due to the pre-existing nature of the lots. Staff recommended approval of the Minor Subdivision for the tract located at 121 W. Main Street and 118 W. Walnut Street.

Mr. Springer asked how the original lots retained their individual zoning when they were combined. Mr. Spring said that would be typical of the situation unless there had been a request to change one of the zonings. Mr. Berbach asked if there were any additional zoning issues. Mr. Spring said there were none but it did require Planning Board approval.

Mr. McFarland **moved to approve the Minor Subdivision, Lot Split for 121 W. Main and 118 W. Walnut Street.** Mr. Springer seconded the motion. Motion passed 3-0.

Mr. Spring said the applicant is requesting approval for the

David Winemiller for
SpringMeade Health

Center, 4375 S. CR
25A, Pit IL 2350, R-3
zoning- Site Plan
Approval for parking
area

enlargement of the existing off-street parking area near the southeast corner of SpringMeade Health Center. The enlargement will provide an additional 14 parking spaces and eliminate 3 existing parking spaces with a net increase of 11 spaces. The proposed addition will have one-way access and the spaces will be 10' x 20' and placed at a 60° angle. Parking blocks are to be used.

Mr. Spring continued that the nursing facility requires 78 parking spaces. There are currently 89 regular, non-conforming spaces (10' x 18') thus exceeding the required number of spaces by Code. There are two handicapped spaces required for areas requiring 50-99 spaces and there are currently six handicapped spaces.

The lot lighting plan proposes an average of 2.74 lumens per square foot. Code requires a minimum of 2 lumens per square foot with shields installed as necessary. He said the original landscaping was abundant beyond the requirements of Code. Therefore no further landscaping is required.

The storm water detention and drainage is currently detained in an existing onsite storm water detention/retention area. City Engineer Vagedes has concluded that additional storm water detention is not needed due to the additional impervious area being minimal. There will be a new 2'x2' catch basin installed which will pipe the storm water runoff to the existing catch basin which will direct it to the existing retention ponds.

Mr. Spring said the internal circulation pattern requirements have been met and the applicant has requested the required 6" curbing be waived by Planning Board. He added there is no signage approval with this request/approval.

Staff did recommend approval of the site plan with the following conditions:

1. Planning Board authorizes a waiver of the required 6" curbing for the off-street parking area as noted in Code §154.074(l)(3)(b).
2. Prior to the commencement of construction, the applicant must obtain an approved Zoning Compliance Permit from the City of Tipp City, plus any required Building Permits from Miami County.
3. The applicant must obtain authorization/approval from the Planning Board for any proposed modifications to the approved site plan **prior** to the construction or undertaking of any such proposed modifications.

Mr. Berbach said he saw no problems with the request as they are using parking blocks instead of the curbing. Mr. Springer **moved to approve the site plan for a new parking area for SpringMeade Health Center, 4375 S. CR 25A, Pt. Inlot 2350 with the conditions listed in the staff report.** Mr. Berbach seconded the motion. Motion passed 3-0.

Old Business

There was no Old Business to discuss.

Miscellaneous

Set Workshop Date for
discussion regarding
Wind/Solar Power –
Zoning Regulations

Mr. McFarland said he had suggested the City take a pro-active approach to this new technology. Mr. Springer asked that it be held in August to have better participation from this Board and City Council. Mr. McFarland **moved to hold a workshop with City Council on August 12, 2008 at 6:30pm.** Mr. Springer seconded the motion. Motion passed 3-0. Mr. McFarland asked that the City Manager and Utility Director be

City Council Meeting
Assignments

invited to attend.

Mr. McFarland said the Board members present reviewed the list of upcoming City Council meetings before the meeting. The list was reviewed and will be distributed to all Board members.

City Council Reports:
5/19/08 & 6/2/08- Mr.
McFarland

Mr. McFarland reported on both meetings. At the May 19th meeting there were First Readings for the revisions to the sign code and an ordinance for the acceptance of Northgate Commerce Center, Section 2 & 3 revisions. On June 2nd, there were second readings and approvals for the sign code and acceptance of the Northgate Commerce Center. There were first readings for the acceptances of Bowman Woods improvements and the Menards Subdivision improvements.

Board member
comments

Mr. Springer said he would probably not be in attendance at the July 8th meeting. He asked about the flooding that occurred in Rosewood Creek recently. It was attributed to the amount of rainfall and that staff had been out investigating different aspects of the plat. He also asked about the road conditions on S. Tipp-Cowlesville in the area of the sanitary sewer extension. Mr. Spring said Mr. Eichman or Mr. Vagedes would be better to answer those questions. Mr. Spring said that work was continuing on that area and should be repaired soon.

Adjournment

There were no other comments. There being no further business for discussion, Mr. McFarland **moved that the meeting be adjourned**. Mr. Berbach seconded the motion. Chairman McFarland declared the meeting adjourned at 8:07 pm.

Michael McFarland, Planning Board Chairman

Attest: _____
Marilyn Fennell, Board Secretary